

Document Page 1 of 9  
**UNITED STATES BANKRUPTCY COURT**  
**EASTERN DISTRICT OF VIRGINIA**  
**ALEXANDRIA DIVISION**

In re: ALANS CORNER, LLC

§ Case No. 17-12669-BFK

§

§

Debtor(s)

§

**TRUSTEE'S FINAL REPORT (TFR)**

The undersigned trustee hereby makes this Final Report and states as follows:

1. A petition under Chapter 7 of the United States Bankruptcy Code was filed on August 03, 2017. The undersigned trustee was appointed on August 04, 2017.
2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. §704.
3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as **Exhibit A**.
4. The trustee realized the gross receipts of \$ 4,330,000.00

Funds were disbursed in the following amounts:

Payments made under an interim distribution	<u>3,941,555.16</u>
Administrative expenses	<u>269,256.19</u>
Bank service fees	<u>350.41</u>
Other payments to creditors	<u>0.00</u>
Non-estate funds paid to 3rd Parties	<u>0.00</u>
Exemptions paid to the debtor	<u>0.00</u>
Other payments to the debtor	<u>0.00</u>
Leaving a balance on hand of <sup>1</sup>	<u>\$ 118,838.24</u>

The remaining funds are available for distribution.

5. Attached as **Exhibit B** is a cash receipts and disbursements record for each estate bank account.

<sup>1</sup> The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. § 326(a) on account of the disbursement of the additional interest.

6. The deadline for filing non-governmental claims in this case was 01/18/2018 and the deadline for filing governmental claims was 01/30/2018. All claims of each class which will receive a distribution have been examined and any objections to the allowance of claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.

7. The Trustee's proposed distribution is attached as **Exhibit D**.

8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$153,150.00. To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$0.00 as interim compensation and now requests the sum of \$118,193.63, for a total compensation of \$118,193.63.<sup>2</sup> In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$0.00 and now requests reimbursement for expenses of \$294.61, for total expenses of \$294.61.<sup>2</sup>

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: 04/12/2019 By: /s/Janet M. Meiburger

Trustee

**STATEMENT:** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

<sup>2</sup> If the estate is administratively insolvent, the dollar amounts reflected in this paragraph may be higher than the amounts listed in the Trustee's Proposed Distribution (Exhibit D)

# Form 1

## Individual Estate Property Record and Report

### Asset Cases

**Case Number:** 17-12669-BFK **Trustee:** (660410) Janet M. Meiburger  
**Case Name:** ALANS CORNER, LLC **Filed (f) or Converted (c):** 08/03/17 (f)  
**Period Ending:** 04/12/19 **§341(a) Meeting Date:** 09/07/17  
**Claims Bar Date:** 01/18/18

1 Asset Description (Scheduled And Unscheduled (u) Property) Ref. #	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property <u>Abandoned</u> OA=\$554(a)	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1 43184 Town Hall Plaza, South Riding, Virginia 20	3,000,000.00	100,000.00		4,300,000.00	FA
2 Small Business Checking Account at EagleBank, xx	2,852.17	2,852.17		0.00	FA
3 Claim for Unpaid Rent Against Discovery Station	Unknown	276,872.73		30,000.00	FA
<b>3 Assets Totals (Excluding unknown values)</b>	<b>\$3,002,852.17</b>	<b>\$379,724.90</b>		<b>\$4,330,000.00</b>	<b>\$0.00</b>

**Major Activities Affecting Case Closing:**

07/14/2018 - The Court has approved the sale of the Debtor's real estate and closing is scheduled for 7/20/2018.

**Initial Projected Date Of Final Report (TFR):** June 30, 2019

**Current Projected Date Of Final Report (TFR):** June 30, 2019

## Form 2

### Cash Receipts And Disbursements Record

**Case Number:** 17-12669-BFK  
**Case Name:** ALANS CORNER, LLC

**Trustee:** Janet M. Meiburger (660410)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*8066 - Checking Account  
**Blanket Bond:** \$3,000,000.00 (per case limit)  
**Separate Bond:** N/A

**Taxpayer ID #:** \*\*-\*\*\*1047  
**Period Ending:** 04/12/19

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
07/25/18		RL Title and Escrow, Inc.	Proceeds from Sale of Real Property Located at 43184 Town Hall Plaza Per Court Order (Docket No. 54)		103,272.55		103,272.55
	{1}		Proceeds from Sale of 43184 Town Hall Plaza 4,300,000.00	1110-000			103,272.55
		EagleBank	Payoff 1st Mortgage to Eagle Bank -3,704,354.92	4110-000			103,272.55
		US Small Business Administration	Payoff 2nd Mortgage to Small Business Administration -170,000.00	4110-000			103,272.55
			County Taxes from 7/1/18 to 7/19/18 -1,922.29	2820-000			103,272.55
		Treasurer, County of Loudoun, Virginia	Past Due RE Taxes to Loudoun County -67,200.24	4120-000			103,272.55
			Realtor Commission to Century 21 New Millenium -118,250.00	3510-000			103,272.55
			Realtor Commission to MacKenzie Commercial Real Estate Services, LLC -118,250.00	3510-000			103,272.55
			Closing Costs -16,750.00	2500-000			103,272.55
07/31/18		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		24.75	103,247.80
08/31/18		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		153.45	103,094.35
09/28/18		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		79.08	103,015.27
10/31/18		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		93.13	102,922.14
11/09/18	{3}	KinderCare Education LLC	Payment for settlement of Adversary Proceeding per court order (Docket No. 60)	1129-000	30,000.00		132,922.14
03/18/19	101	THE MEIBURGER LAW FIRM, P.C.	Payment for Compensation Per Court Order (Docket No. 66)	3110-000		14,012.50	118,909.64
03/18/19	102	Insurance Partners Agency, Inc.	BOND PREMIUM PAYMENT ON LEDGER BALANCE AS OF 03/18/2019 FOR CASE #17-12669 Voided on 03/20/19	2300-000		68.53	118,841.11
03/20/19	102	Insurance Partners Agency, Inc.	BOND PREMIUM PAYMENT ON LEDGER BALANCE AS OF 03/18/2019 FOR CASE #17-12669 Voided: check issued on 03/18/19	2300-000		-68.53	118,909.64
03/21/19	103	Insurance Partners Agency, Inc.	BOND PREMIUM PAYMENT ON LEDGER	2300-000		71.40	118,838.24

Subtotals : \$133,272.55 \$14,434.31

## Form 2

### Cash Receipts And Disbursements Record

**Case Number:** 17-12669-BFK  
**Case Name:** ALANS CORNER, LLC

**Trustee:** Janet M. Meiburger (660410)  
**Bank Name:** Rabobank, N.A.  
**Account:** \*\*\*\*\*8066 - Checking Account  
**Blanket Bond:** \$3,000,000.00 (per case limit)  
**Separate Bond:** N/A

**Taxpayer ID #:** \*\*-\*\*\*1047  
**Period Ending:** 04/12/19

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
			BALANCE AS OF 03/21/2019 FOR CASE #17-12669				

<b>ACCOUNT TOTALS</b>	<b>133,272.55</b>	<b>14,434.31</b>	<b>\$118,838.24</b>
Less: Bank Transfers	0.00	0.00	
<b>Subtotal</b>	<b>133,272.55</b>	<b>14,434.31</b>	
Less: Payments to Debtors		0.00	
<b>NET Receipts / Disbursements</b>	<b>\$133,272.55</b>	<b>\$14,434.31</b>	

Net Receipts :	133,272.55
Plus Gross Adjustments :	4,196,727.45
Net Estate :	\$4,330,000.00

	Net Receipts	Net Disbursements	Account Balances
<b>TOTAL - ALL ACCOUNTS</b>			
Checking # *****8066	133,272.55	14,434.31	118,838.24
	<b>\$133,272.55</b>	<b>\$14,434.31</b>	<b>\$118,838.24</b>

**EXHIBIT C**  
**ANALYSIS OF CLAIMS REGISTER**

**Claims Bar Date:** January 18, 2018

**Case Number:** 17-12669-BFK  
**Debtor Name:** ALANS CORNER, LLC

Page: 1

**Date:** April 12, 2019  
**Time:** 04:27:19 PM

Claim #	Creditor Name & Address	Claim Type	Claim Ref. No. / Notes	Amount Allowed	Paid to Date	Claim Balance
200	Janet M. Meiburger 1493 Chain Bridge Rd, Ste 201 McLean, VA 22101	Admin Ch. 7	ALLOWED.	\$118,193.63	\$0.00	118,193.63
200	Janet M. Meiburger 1493 Chain Bridge Rd, Ste 201 McLean, VA 22101	Admin Ch. 7	ALLOWED.	\$294.61	\$0.00	294.61
200	The Meiburger Law Firm, P.C. 1493 Chain Bridge Road, Suite 201 McLean, VA 22101	Admin Ch. 7	ALLOWED. PAID PER COURT ORDER (DOCKET NO. 66).	\$14,012.50	\$14,012.50	0.00
200	U.S. Bankruptcy Court 200 S. Washington Street Alexandria, VA 22314	Admin Ch. 7	ALLOWED.	\$350.00	\$0.00	350.00
1 100	US Small Business Administration 409 3rd Street SW 2d Floor Washington, DC 20416	Secured	PAID AT CLOSING IN REDUCED AMOUNT PER AGREEMENT WITH CREDITOR AND COURT ORDER (DOCKET NO. 54).	\$1,545,676.84	\$170,000.00	1,375,676.84
2 100	Treasurer, County of Loudoun, Virginia Attention: Collections/Bankruptcy Div. P O BOX 347 (MSC #31) Leesburg, VA 20178-0347	Secured	PAID AT CLOSING PER COURT ORDER (DOCKET NO. 54).	\$67,200.24	\$67,200.24	0.00
3 100	EagleBank c/o Benjamin P. Smith, Esq.,Shulman Rogers Gandal Pordy & Ecker, PA,12505 Pa Potomac, MD 20854	Secured	PAID AT CLOSING PER COURT ORDER (DOCKET NO. 54).	\$3,704,354.92	\$3,704,354.92	0.00
<b>&lt;&lt; Totals &gt;&gt;</b>				5,450,082.74	3,955,567.66	1,494,515.08

**TRUSTEE'S PROPOSED DISTRIBUTION**

Exhibit D

Case No.: 17-12669-BFK  
Case Name: ALANS CORNER, LLC  
Trustee Name: Janet M. Meiburger

**Balance on hand:** \$ 118,838.24

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
1	US Small Business Administration	1,545,676.84	1,545,676.84	170,000.00	0.00
2	Treasurer, County of Loudoun, Virginia	40,909.68	67,200.24	67,200.24	0.00
3	EagleBank	3,556,930.19	3,704,354.92	3,704,354.92	0.00

Total to be paid to secured creditors: \$ 0.00

Remaining balance: \$ 118,838.24

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee, Fees - Janet M. Meiburger	118,193.63	0.00	118,193.63
Trustee, Expenses - Janet M. Meiburger	294.61	0.00	294.61
Attorney for Trustee, Fees - The Meiburger Law Firm, P.C.	14,012.50	14,012.50	0.00
Charges, U.S. Bankruptcy Court	350.00	0.00	350.00

Total to be paid for chapter 7 administration expenses: \$ 118,838.24

Remaining balance: \$ 0.00

Applications for prior chapter fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
None			

Total to be paid for prior chapter administrative expenses: \$ 0.00

Remaining balance: \$ 0.00

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$0.00 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for priority claims: \$ 0.00

Remaining balance: \$ 0.00

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$ 0.00 have been allowed and will be paid *pro rata* only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for timely general unsecured claims: \$ 0.00

Remaining balance: \$ 0.00

Tardily filed claims of general (unsecured) creditors totaling \$ 0.00 have been allowed and will be paid *pro rata* only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Tardily filed general (unsecured) claims are as follows:

Claim No	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for tardy general unsecured claims: \$ 0.00

Remaining balance: \$ 0.00



Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$ 0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent, plus interest (if applicable).

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

Claim No	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for subordinated claims: \$ 0.00

Remaining balance: \$ 0.00